

**763-765 Woodbine Avenue & 1945-1955 Gerrard Street East
Zoning and Site Plan Applications
Preliminary Report**

Date:	September 7, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward No. 32– Beaches-East York
Reference Number:	File Nos. 07 235476 STE 32 OZ, & 07 235470 STE 32 SA

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to construct a 7 storey mixed use building containing 36 residential units with commercial units at grade at 763-765 Woodbine Avenue and 1945-1955 Gerrard Street East.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment. Staff will hold a community consultation meeting in the fall of 2007. The target date assumes that applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

On July 12, 2007 Carson Woods Architects Limited, on behalf of Tan On Investments Limited, applied for a Zoning By-law amendment and for Site Plan approval to construct a seven storey mixed use building containing 36 residential units and retail space at grade.

The proposed total gross floor area is 4,737 square metres or 4.14 times the area of the lot and the proposed height is 22.53 metres. A total of 36 parking spaces located in one level of underground parking is proposed. See Attachment 6: Application Data Sheet.

Site and Surrounding Area

The 1,144 square metre site is at the south-east corner of Woodbine Avenue and Gerrard Street East. The site is currently occupied by a single storey commercial building at the intersection, and 2-2 storey buildings with commercial at grade on the eastern portion of the site.

The surrounding uses are as follows:

North: 1-2 storey mixed use buildings

South: 5 storey residential building

East: low density residential neighbourhood

West: 1-2 storey mixed use buildings

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy

foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the site *Mixed Use Area*, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides a list of development criteria that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Zoning

The site is zoned CR T2.0 C0.5 R2.0 in the former City of Toronto Zoning By-law 438-86. This is a mixed-use designation that permits development up to 2.0 times the area of the lot, of which a maximum of 0.5 times may be non-residential and a maximum of 2.0 times may be residential. The maximum permitted height is 12.0 metres.

Site Plan Control

The property is subject to site plan control. An application for site plan control has been submitted.

Reasons for the Application

The applicant proposes a density of 4.14 times the area of the lot, whereas the maximum permitted under the Zoning By-law is 2.0 times, and the proposed building height of 22.53 metres exceeds the permitted height limit of 12 metres. Additional areas of non-compliance with the Zoning By-law may be identified through the further review of the application.

COMMENTS

Issues to be Resolved

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Height, Massing and Density

The height of the proposed building is over 10 metres higher than the Zoning By-law permission of 12 metres. Building heights in the immediate vicinity range from 1-5 storeys (approximately 4-15 metres). The appropriateness of the additional height above the By-law limit and surrounding context will be reviewed by staff and may require a reduction and/or terracing of the upper storeys.

The applicant is proposing a density of 4.14 times the area of the lot, while the Zoning By-law permits a maximum density of 2.0 times. A determination of the appropriateness of the increase in density given the context will be subject to further review by City Staff.

Access, Parking and Loading

The proposed development will gain access to parking and loading from Gerrard Street East. The suitability of the number of parking spaces and the location of the driveway will be determined upon further review.

Indoor and Outdoor Amenity Space

It is unclear if the proposal meets the minimum by-law standard for indoor and outdoor amenity space and will require review. The suitability of the proposed location for indoor and outdoor amenity space will also require further review.

Overlook and Privacy

The location of the proposed units at the side and rear of the site may create undesirable overlook and privacy concerns for neighbours. City Staff will review the appropriateness of the proposed setback, step backs and balcony locations

Shadowing

The applicant has submitted a shadow study which will be reviewed by City Staff.

Further Information Required

At this time it should be noted that a Parking and Traffic study will be required in order to further assess the application.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

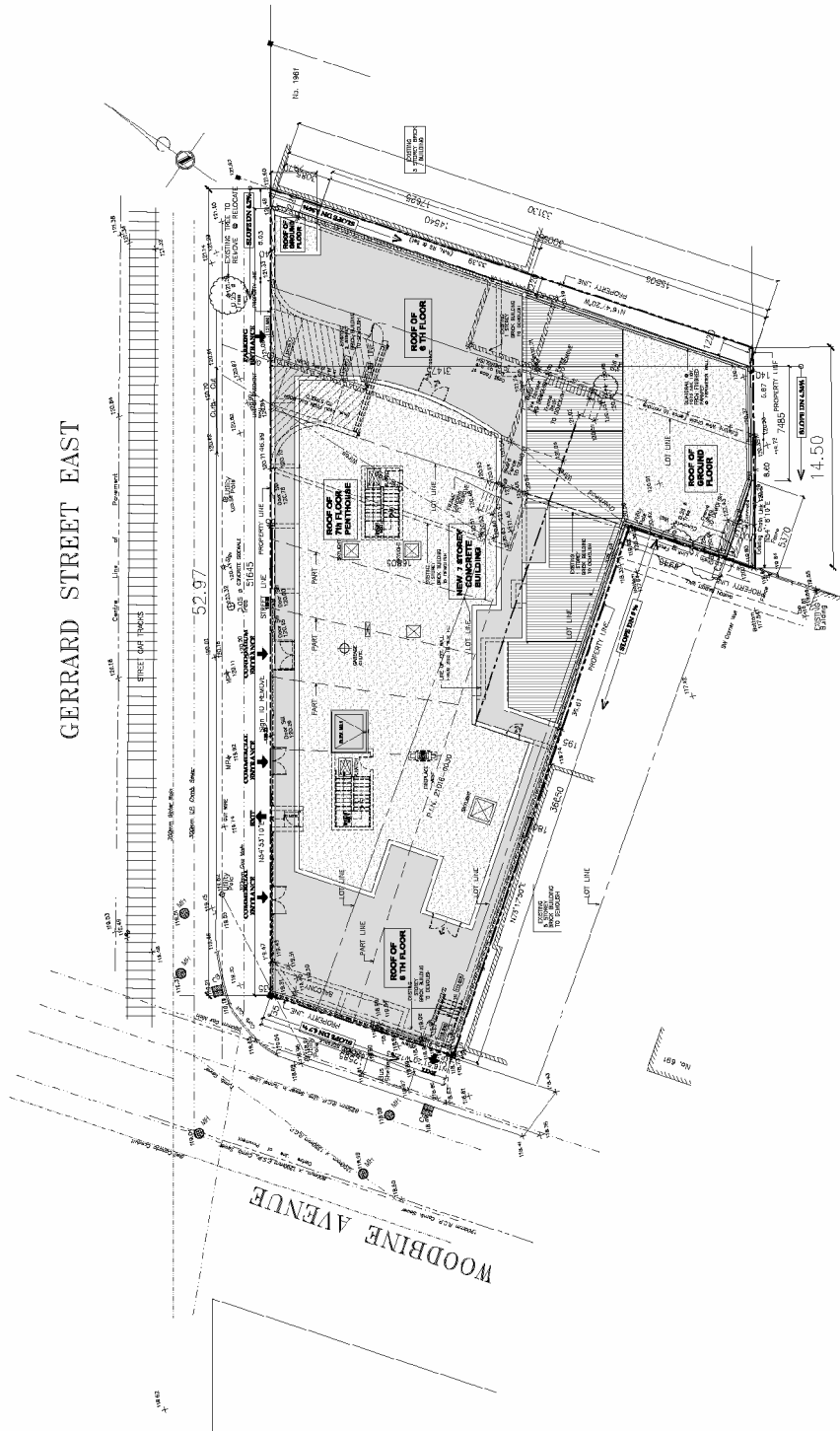
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan

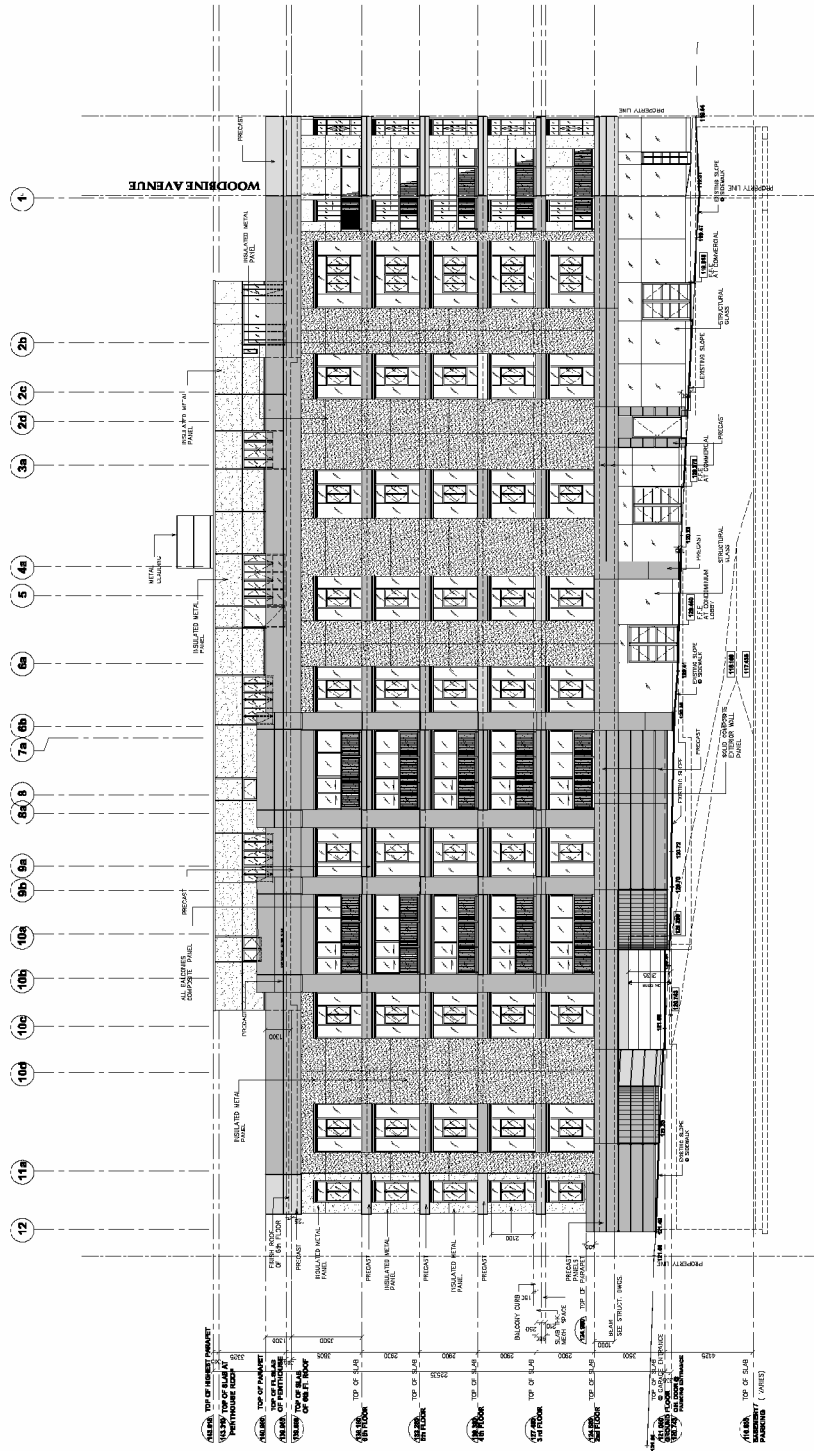


763-765 Woodbine Avenue & 1945-1955 Gerrard Street East

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 08/16/07

File # 07_235470 & 07_235476

Attachment 2: Elevations



North Elevation

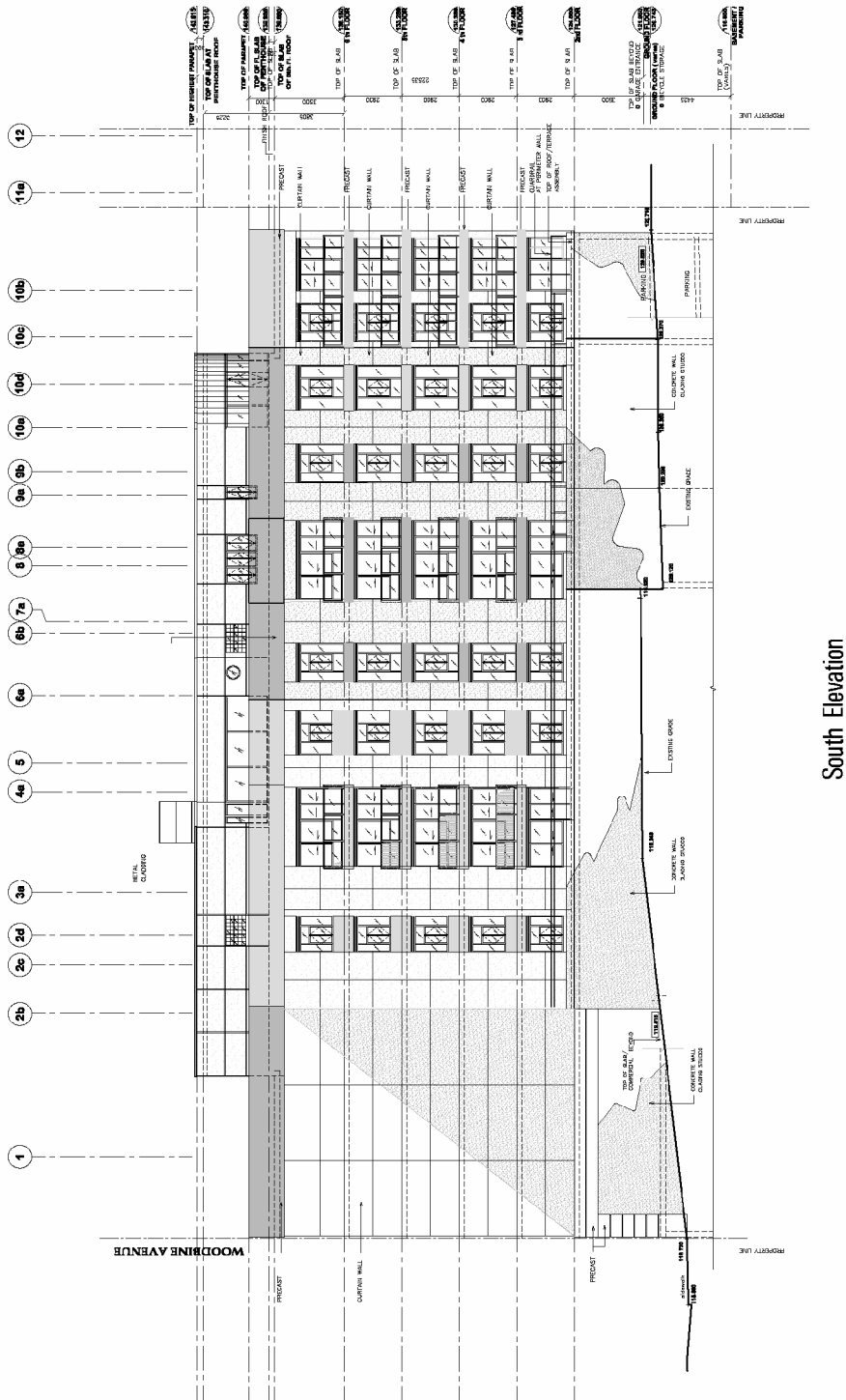
763-765 Woodbine Avenue & 1945-1955 Gerrard Street East

Elevations
Applicant's Submitted Drawing

Not to Scale
08/16/07

File # 07_235470 & 07_235476

Attachment 3: Elevations



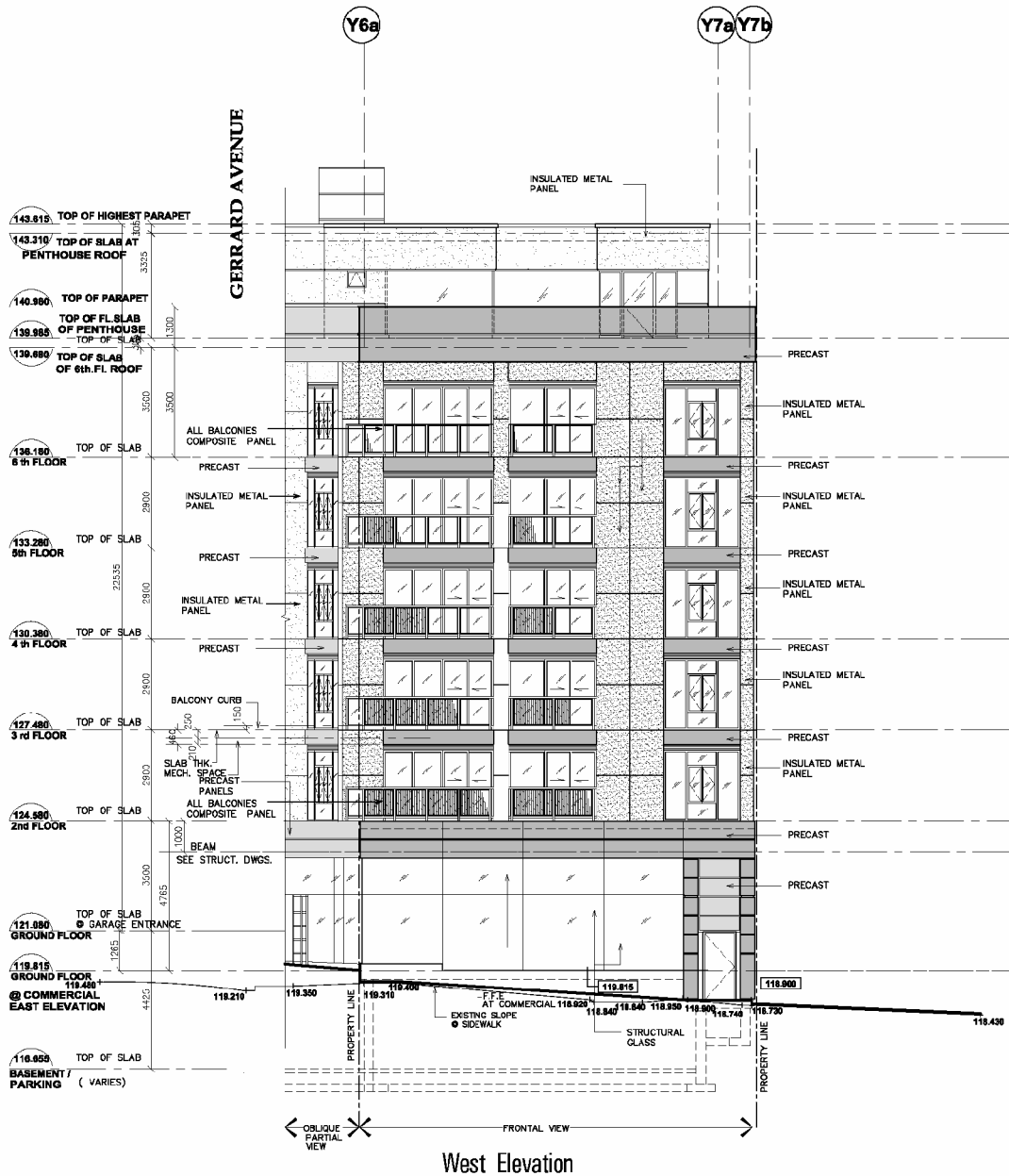
South Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/16/07

763-765 Woodbine Avenue & 1945-1955 Gerrard Street East

File # 07_235470 & 07_235476

Attachment 4: Elevations



Elevations

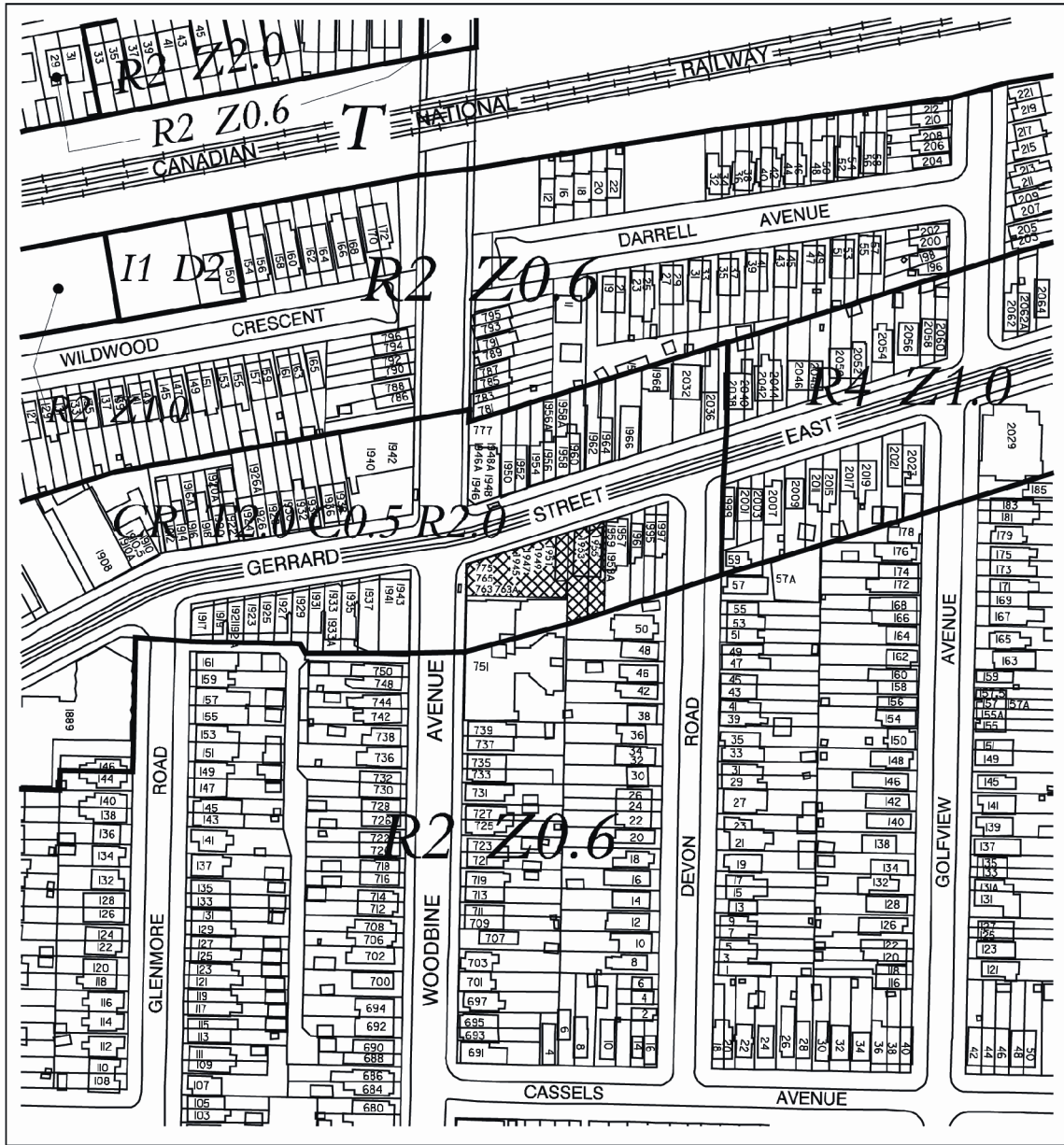
763-765 Woodbine Avenue & 1945-1955 Gerrard Street East

Applicant's Submitted Drawing

Not to Scale
08/16/07

File # 07_235470 & 07_235476

Attachment 5: Zoning



TORONTO City Planning **763-765 Woodbine Avenue & 1945-1955 Gerrard Street East**
Zoning File # 07_235470 & 07_235476

- R2 Residential District
- R4 Residential District
- CR Mixed-Use District
- I1 Industrial District
- T Industrial District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 08/16/07 - TA

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	07 235476 STE 32 OZ
Details	Rezoning, Standard	Application Date:	June 21, 2007

Municipal Address: 763 WOODBINE AVE, TORONTO ON M4E 2J4
 Location Description: PL 1430 PT LT22 PT LT23 PT LT24 **GRID S3205
 Project Description: Proposed 7 storey condominium residential tower with GF Retail, and 1 level below grade parking. Address known as #763- 765 Woodbine Ave and 1945-1955 Gerrard St East.

Applicant:	Agent:	Architect:	Owner:
Carson Woods			Yan-On Investments Limited

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: CR T2.0 C0.5 R2.0	Historical Status:
Height Limit (m): 12	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1144.5	Height:	Storeys:	0	
Frontage (m):	52.97		Metres:	0	
Depth (m):	14.5				
Total Ground Floor Area (sq. m):	121.47				Total
Total Residential GFA (sq. m):	4469.57		Parking Spaces:	36	
Total Non-Residential GFA (sq. m):	267.24		Loading Docks	1	
Total GFA (sq. m):	4736.81				
Lot Coverage Ratio (%):	11				
Floor Space Index:	4.14				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	1
1 Bedroom:	0
2 Bedroom:	34
3 + Bedroom:	1
Total Units:	36

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4469.57	0
Retail GFA (sq. m):	267.24	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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